

I. INTRODUCTION

A. SITE LOCATION

Sycamore Highlands is comprised of approximately 423 acres of land. Regionally, the site is situated approximately 50 miles east of Los Angeles, 25 miles northeast of Orange County and 10 miles south of San Bernardino, in the northern portion of Riverside County, California. (See Figure I-1, Site Location Map.)

Situated immediately west of State Highway 60/Interstate 215, this property lies in an irregular configuration which widens to the west and narrows to the east. The southerly 351± acre portion of the site is part of the approved Sycamore Canyon Specific Plan Area, which covers an additional 1060± acres west and south of Sycamore Highlands.

Immediately north of the project site lies the unincorporated residential community of University City and further northeast is the University of California, Riverside. Approximately two and one half to three miles south and southeasterly lies March Air Force Base.

Primary access is possible via Fair Isle Drive utilizing the Sycamore Canyon Boulevard/Fair Isle Drive Exit from Highway 60. Future secondary access will be provided via Lochmoor Drive from Central Avenue to the north of the site. Additional local access is provided to the northern property boundary from University City by Stanford, College, Cornell, Tulane, Princeton, and Lehigh Avenues.



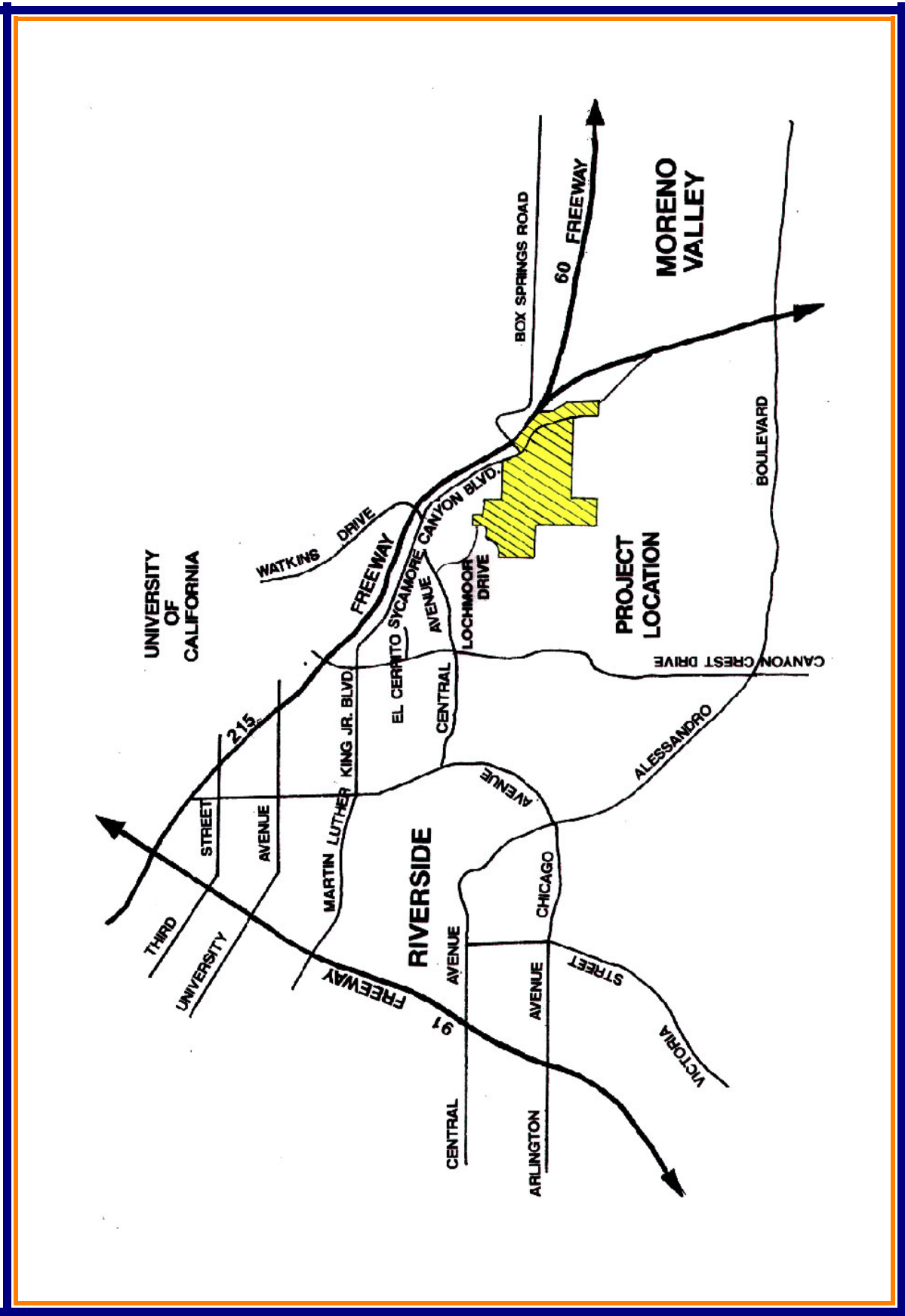


Figure I — 1: *Site Location Map*



B. PURPOSE AND INTENT OF THE SPECIFIC PLAN

This specific plan was prepared in order that development of the parent 411± acre Sycamore Highlands property might be accomplished in an orderly and coordinated manner. This parcel was originally a part of the larger 637± acre Sungold Ranch. Subsequently, the former Lusk Company and the Highlander Water Associates entered into an agreement covering 411± acres of that property. During the same time frame, the City began studying the Sycamore Canyon area with the intent of preserving the canyon in an open space to protect valuable plant and wildlife habitats and to allow public active and passive recreation opportunities wherever compatible.

In order to achieve the above-mentioned open space and recreation goals, and to provide property owners within and adjacent to Sycamore Canyon an opportunity to develop or to receive an equitable share of development permitted to occur in the area, the City prepared the Sycamore Canyon Specific Plan. A large portion of Sycamore Highlands, (351± acres) falls within the Sycamore Canyon Specific Plan boundary. The remaining 60± acres of Sycamore Highlands, located adjacent to the City boundary in Riverside County known as LAFCO No.86-14-5 was annexed to the City of Riverside on July 8, 1986 by Resolution No. 16168. Since the 60± acre annexation area was not addressed in the Sycamore Canyon Specific Plan, the Sycamore Highlands Specific Plan covers the entire 411± acre property.

The main objectives of the Sycamore Highlands Specific Plan are:

1. Development of the 351± acre portion of the site in a manner consistent with the land use plan and development standards of the City's adopted Sycamore Canyon Specific Plan.
2. Development of the 60± acre annexation parcel in a manner consistent with the goals and objectives of the Sycamore Canyon Specific Plan.
3. Determination of the land uses, circulation and infrastructure on the 60± acre annexation parcel that are consistent and integrated with the uses already approved for the 351± acre portion of Sycamore Highlands.
4. Development of the 60± acre annexation parcel in a manner which is harmonious with adjacent residential development to the north in University City.
5. Expansion of public facilities and services and a circulation system in a logical phased program to serve the development proposed for Sycamore Highlands.
6. Consideration of landform and other natural constraints during project design to retain as many of the land's natural and physical attributes as possible.



Preservation of the western portion of the project site as a part of proposed Sycamore Canyon Park will be incorporated into the design of the project.

7. Preservation of those areas of the project site that are high in scenic quality and biological significance as permanent natural open space through the clustering of development. This will allow the western portion of Sycamore Highlands to be retained as open space to be visually enjoyed by the future inhabitants of this development and the community, as well as being a continued wildlife habitat area contributing to the preservation of valued biological resources.
8. Inclusion of sensitive and congruous community design principles to assure compatibility between project land uses and surrounding land uses. Close coordination with local community groups and adjacent landowners as well as conformance with the Sycamore Canyon Specific Plan will be accomplished as a part of development plans to assure land use compatibility.
9. Provision for a variety of housing types ranging from single-family estate lots to apartments offering the opportunity for choice in housing type and locality. This will expand the appeal of the development to a wider range of incomes.
10. Utilization of sound structural design practices and an economically feasible approach to the conservation of energy, water and other natural resources in the construction and use of homes.

Over the years a number of amendments have been made to the specific plan. The first amendment, SP-004-856 was adopted in November of 1990 and it revised the types of single family residences that were to be provided, and changed the provisions of the school facility. Also in November of 1990, another amendment, SP-002-878, was adopted which relocated the water reservoir and booster station and changed the land use designations of the properties to accommodate the move. In December of 1996 a third amendment, SP-001-934, was adopted which reflected the new realignment of Box Springs Boulevard now called Sycamore Canyon Boulevard and adjusted the Specific Plan Boundaries to accommodate the realignment. As well, the land use designation at the southeasterly corner of Sycamore Canyon Boulevard and Fair Isle Drive was changed from the Visitor Commercial designation to the Retail Business and Office designation. The amendment SP-001-967 formally renamed the specific plan from Lusk Highlander to Sycamore Highlands; deleted the planned, approximately 17-acre neighborhood school/park site in the estate residential area; added an approximately 11-acre neighborhood park site in the estate residential area; modified the boundaries of Sycamore Canyon Park; and increased the number of permitted residential units in the estate residential area from 48 to 61. The amendment SP-002-989 redesignated the property at the southwest corner of Fair Isle Drive and Sycamore Canyon Boulevard. The commercial site decreased in size from approximately 17.4 acres to 7.5 acres and the multi-family residential site increased in size from 24.5 acres to 29 acres with a public street separating the two



sites. The multi-family residential site was approved for a total of 528 units on 29 acres. The Specific Plan originally identified this area as a 41.9 acre site; however recent surveys of the property reveal that the site is only 38 acres in size. SP-006-990 added the 11.7 acre Raceway Ford site to the Sycamore Highlands Specific Plan to facilitate expansion of the dealership and the establishment of special signing and event standards. SP-001-023 added 25 acres of vacant land on the easterly side of Sycamore Canyon Boulevard with eight acres on the southerly side of Box Springs Boulevard and the remaining 17-acres on the northerly side of Box Springs Boulevard. Raceway Ford purchased the property on the southeasterly and northeasterly corners of Sycamore Canyon and Box Springs Boulevards for the development of an auto dealership businesses. This amendment also included the establishment of specific permitted uses, development standards, landscaping and other standards to facilitate auto dealerships in this area. The last amendment, SP-003-023, changed the land use designation of the 7.5 acre Retail, Business and Office (CBO) site to that of High Density Residential (RHD).

C. RELATIONSHIP OF THE PROJECT TO SYCAMORE CANYON SPECIFIC PLAN

A majority of the Sycamore Highlands site ($351\pm$ acres) falls within the larger Sycamore Canyon Specific Plan area which covers a total of approximately 1400 acres (See Figure I-2, Project Relationship to Sycamore Canyon Specific Plan). As explained in Section B (Purpose and Intent of the Specific Plan) above, the Sycamore Highlands Specific Plan is completely consistent with Sycamore Canyon Specific Plan. The land uses and circulation systems proposed by Sycamore Highlands are virtually the same as those proposed by the Sycamore Canyon Specific Plan. Moreover, due to more complete and detailed analysis and design for Sycamore Highlands, additional acres of open space will be included within Sycamore Canyon Park, resulting in a larger park than originally contemplated by the Sycamore Canyon Specific Plan.

The additional annexed $60\pm$ acre parcel is planned as a part of Sycamore Highlands. This $60\pm$ acre annexation parcel was always considered and planned in conjunction with early planning studies for Sycamore Highlands and Sycamore Canyon Specific Plan. As with the $351\pm$ acre portion, the annexation parcel has been planned utilizing the approach, goals, and objectives of the Sycamore Canyon Specific Plan. Additional areas of open space have been identified by detailed planning studies as appropriate for inclusion in the Sycamore Canyon Park. Acreages and details of the open space proposals are contained in Section III.E. (Open Space and Recreation Programs), of this Specific Plan.

It is important to note that the development standards of the Sycamore Canyon Specific Plan have been followed in the preparation of the Sycamore Highlands Specific Plan. However, due to the detailed nature of this Specific Plan, more definitive development standards are contained herein as Section IV (Development Standards). These standards are of sufficient detail that the Specific Plan together with a Development Agreement have become the governing authority for subsequent approvals within Sycamore Highlands. Where appropriate, the Specific Plan refers



to the City's Zoning Code for development standards. Where special standards apply, PRDs (Planned Residential Developments) are used in conjunction with the zoning.



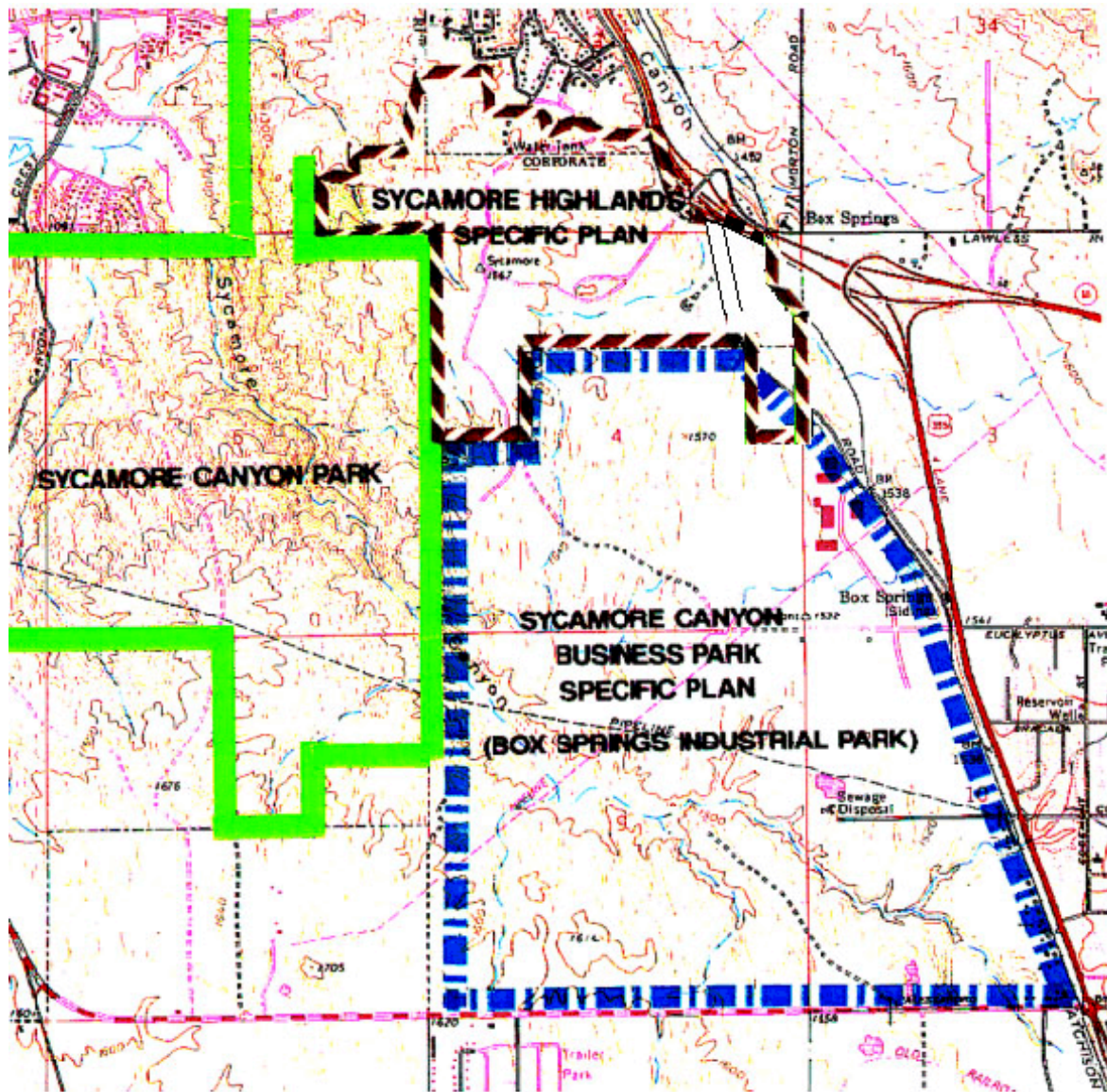


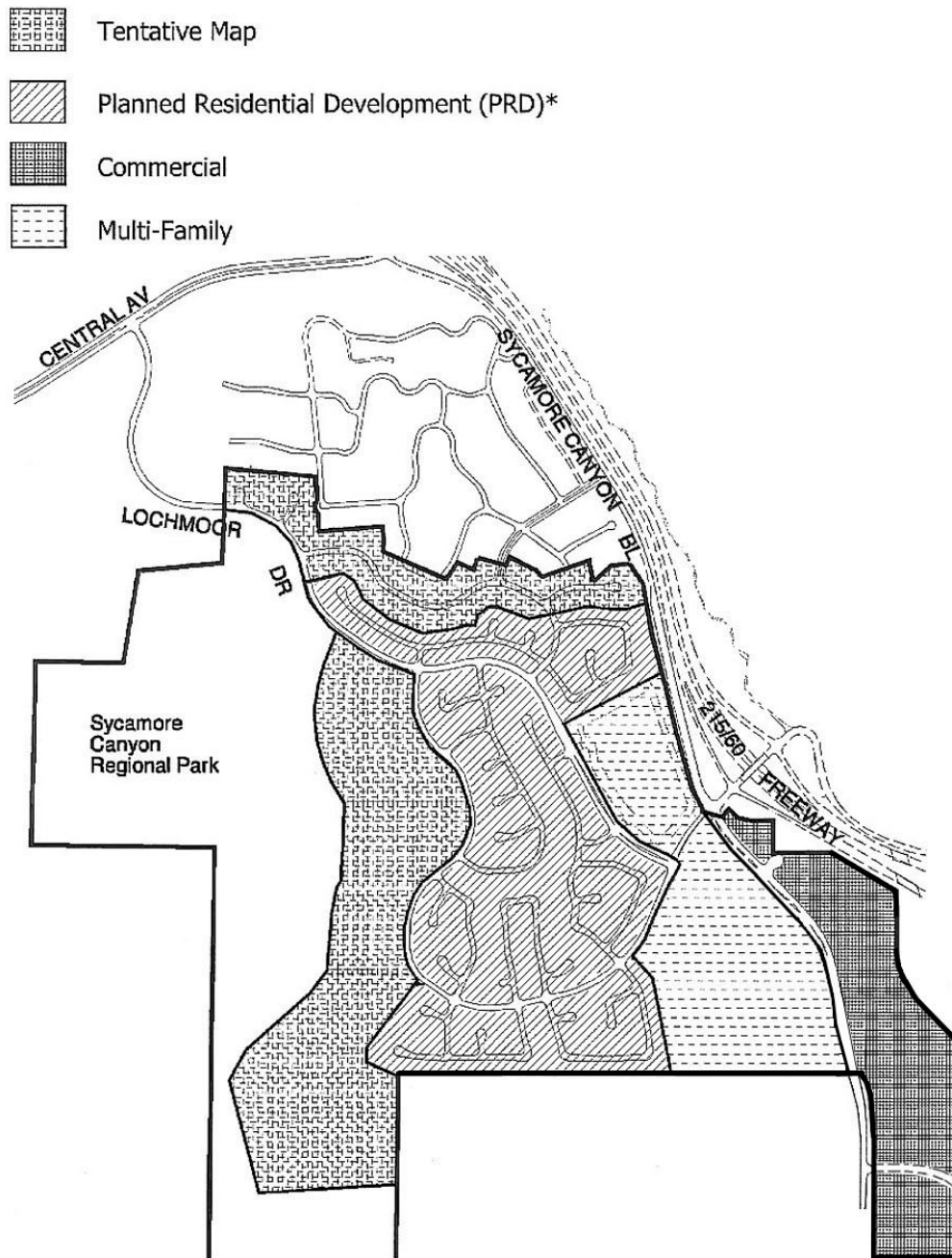
Figure I — 2: *Project Relationship to Sycamore Canyon Specific Plan*

D. SUPPORTING DOCUMENTS/ SUBSEQUENT PROCESSING

In conjunction with the Specific Plan, the following documents are relevant to the planning of Sycamore Highlands. Many of these other documents were processed concurrently and provide much of the detailed information utilized as a basis for the Specific Plan. Figure I-3, Implementation Plan, shows the proposed zones as well as the proposed method of implementation (PRD or Tract Map) for the various areas of the property.

1. **Annexation #56** - The former Lusk Company received approval of an annexation of 60± acres of land located immediately south of the existing unincorporated Riverside County area known as University City. This area was not included in the Sycamore Canyon Specific Plan/EIR but is included in the Sycamore Highlands and for Sycamore Canyon Park. An environmental impact report (EIR), which covers the annexation and future proposed development of annexation #56 (described in #1 above), was certified as part of this approval. This EIR was written to cover all phases of the project including planning, construction, and operation.
2. **Sycamore Canyon Specific Plan/EIR** - The Sycamore Highlands Specific Plan proposes uses that are consistent with the uses contained in the Sycamore Canyon Specific Plan for 351± acres of the project site (the entire site minus the 60± acre annexation #56). The City has determined that the EIR for Sycamore Canyon therefore adequately covers the proposed Sycamore Highlands Specific Plan for this 351± acre area and that further environmental study is not required.
3. **Planned Residential Development (PRD) Areas** - Certain portions of this Specific Plan are being implemented by the PRD process as defined in Chapter 19.65 of Title 19, Zoning of the Riverside Municipal Code. PRDs are being used for the Type 2 - Single Family and apartment portions of the project. Certain reduced standards apply to PRD areas. Variance requests in support of these reduced standards will be included with all PRD submittals. Table I-1, Variance Matrix, describes the reduced standards, the applicable product types, and the justification for each.
4. **Tentative Tract Maps** - Where the plan proposes development that will conform to the normal standards of the existing zoning ordinance, PRDs will not be required, and Tentative Tract Maps will be filed. Included as lots on these maps will be the neighborhood park site and the 7.6 acres proposed to be included in Sycamore Canyon Park. The appropriate City zones will be requested for these areas when Tract Maps are submitted. Development will conform to the standards of these zones.





* Note: Standards of the PRD section of the City's Zoning Code shall apply, as will the Development Standards of this Specific Plan. Where conflicts between the two occur, the standards of this Specific Plan shall apply.

Figure I — 3: *Implementation Plan*



Variance Matrix	Lot Area	Lot Width	Lot Depth	Front Setback	Side Setback	Rear Setback	Common Open Space	Building Separation	R.V. Storage
Product Type									
Type 2 - Single Family	A 1,5,7	B 2,5,7	C 3,7	D 4,7	E 5,7	F 6,7	G 7	H 5	I 8
Multi-Family	▲	▲	▲	▲	▲	▲	▲	▲	I 8

- ▲ Compliance with Planned Residential Development (PRD) standards and underlying zoning requirements
Letter indicates description of the departure from the requirements. Number indicates the justification.

Departures From Requirements

- A. Minimum 7,000 required, minimum 4,000 provided
- B. Minimum 60 feet required, minimum 40 feet provided
- C. Minimum 100 feet required, minimum 90 feet provided
- D. Minimum 20 feet required from property line, minimum 10 feet provided from property line (20 feet from sidewalk)
- E. Minimum 7 ½ feet/10 feet required, minimum 5 feet/5 feet provided (10 foot building separation)
- F. Minimum 25 feet required, minimum 15 feet provided (20 feet typical)
- G. Minimum 250 square feet/bedroom required, none provided as per Common Open Space definition
- H. Minimum 12 ½ feet required (50% of combined building height), minimum 10 feet provided
- I. Minimum 1 R.V. space/10 units required, no R.V. spaces provided

Justification

Densities achieved result from a transfer of units from the 133± acre Sycamore Canyon dedication. PRD filings do not request additional bonus densities as allowed by Sycamore Canyon Specific Plan but rather a reduction in certain minimum standards. Sycamore Canyon Park dedication will be provided prior to first phase construction.

1. The smaller lot still has amenities of normal sized lots but at a smaller scale:
 - Still has front, side, rear yards
 - Street scene still looks like regular subdivision
 - Added benefit of developer installed landscaped front yards to unify project
2. The narrower lot still retains amenities of the wider lots, including:
 - Useable side yards
 - Useable rear yards
 - Two car garage in front with sufficient width for regular parking apron, entry, and front yard landscaping
3. When lot depths measured from back of sidewalk instead of R.O.W. line, the effective depth of lot is 100 feet (as required).
4. When setback is measured from back of sidewalk instead of R.O.W. line, the effective setback is 20 feet (as required).
5. The minimum 10 foot building separations provided are adequate to meet all building and fire codes. The 5 foot exclusive use easement from the adjacent lot results in one 10 foot side yard for each unit that provides more completely useable side yard area than one 7 ½ foot side yard.
6. This 15 foot minimum shown is “worst-case”. Most have the 20 foot typical with many lots ranging to 30 to 40 feet and more.
7. Reduced “common open space” within PRD area but excessive “private open space” is provided minimum 250 s.f. required. Minimum 600 s.f. provided.
 - Front yards, while not calculated as “common open space”, would be similar in use (and visually).
 - Access is provided to developer provided park and Sycamore Canyon Regional Park via meandering sidewalks and bike trails all of which are common open space, but are not included in calculations.
8. Every home has 2 car garage which can be used for storage of smaller R.V.’s such as boats, motorcycles, off road vehicles, etc. Due to sloping terrain of the site, it is difficult to provide R.V. parking area onsite that does not detract visually from the quality of the project.

Table I — 1: Variance Matrix



5. **Commercial Parcel** - Commercial sites are designated on the Specific Plan. Per the Sycamore Highlands Specific Plan, these sites will eventually be implemented utilizing the C-2 and C-3 zones as defined and contained in Title 19, Zoning, of the Riverside Municipal Code. Designated for later phases of the Sycamore Highlands project, separate submittals of detailed development plans for the commercial sites will be made at a future date.
6. **Development Agreement** - As a further means of defining development and servicing responsibilities of the Wells Fargo Bank and the City of Riverside, and pursuant to the purpose and intent of the Sycamore Canyon Specific Plan, a development agreement DA-001-856 was adopted on June 23, 1987 by the City Council, which, together with the Specific Plan, PRDs, and Tract Map approvals, will govern development of Sycamore Highlands.

